

January 26, 2010

Public Hearing: Zoning Case (Z09-0006)
Owner(s): Rolater Road Homeowner's Association, Inc.

DESCRIPTION:

A request to rezone 0.8± acre on the northeast corner of Towne Bridge Drive and Wyndbrook Drive from Multi-Family-1 and Planned Development-9-Multi-Family-2 to Single Family-5. Neighborhood #19. RC

HISTORY:

Ordinance No. 83-09-04 – City Council adopted the ordinance on September 20, 1983 which established Tract 1 described as 40.0± acres and Tract 2 described as 44.9± acres zoned as Light Commercial (LC).

Ordinance No. 90-08-03 – City Council adopted the ordinance on August 21, 1990 which rezoned 120.9± acres as Planned Development-9, including Tract “B-2” of 45.5± acres zoned Light Commercial (LC) to Multi-Family-2.

Ordinance No. 94-06-06 – City Council adopted the ordinance on June 7, 1994 which amended Ordinance No. 83-09-04 so that 22.2± acres zoned Light Commercial (LC) becomes Multi-Family-1.

Ordinance No. 06-07-61 – City Council adopted the ordinance on July 6, 2006 which amended Ordinance No. 94-06-06 so that 24.7± acres zoned Planned Development-9-Multi-Family-2 becomes Single Family-5.

CASE OVERVIEW

The applicant is requesting to rezone the property to create one amenity lot and one single family lot for future development. The surrounding land uses are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant land	Commercial-1	Residential
East	Single Family Residential	Single Family-5	Residential
South	Single Family Residential	Single Family-5	Residential
West	Single Family Residential	Single Family-5	Residential

The Rolater Road Homeowner's Association is request to rezone their land at the entrance to Meadows of Preston Phase 2 on Hutson Drive for the purpose of creating an amenity center lot and an additional single family lot to be sold.

Ordinance No. 06-07-61, established 90 single family lots for Meadows of Preston Phase 2 developed under Single Family-5 standards. At that time, five future lots containing 0.8± acre at the northeast corner of Towne Bridge Drive and Wyndbrook Drive and portions of right-of-way for Spur 33 were not included in the prior zoning exhibit or the final plat due to a potential land swap, (see Exhibit-1). This potential acquisition was between the residential developer Legacy Monterey Homes and Frisco Town Center Properties, the owner to the north. Land shown as a 0.3± acre wedge zoned Commercial-1 was to be swapped for a corresponding 0.3± acre piece zoned Planned Development-9-Multi-Family-2, (see Exhibit-2). This deal never occurred.

This zoning request will leave the residual 0.3± acre wedge zoned Commercial-1 until at such time that portion is rezoned. However, the removal of Multi-Family-1 and Planned Development-9-Multi-Family-2 zoning for the tracts with this case is recommended.

COMPREHENSIVE PLAN & POLICY:

Future Land Use Plan – The Future Land Use Plan designates Residential uses for the property and surrounding acreage. Rezoning the property from Multi-Family-1 and Planned Development-9-Multi-Family-2 to Single-Family-5 will bring the property into compliance with the Future Land Use plan.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplain and wetlands, significant slopes, unsuitable soils, and sensitive habitats on the property.

Access – Access is provided from Wyndbrook Drive.

Screening – Thoroughfare screening is provided along Hutson Drive consisting of a six foot (6') ornamental fence with solid evergreen shrubs.

Water and Sanitary Sewer Services – Utilities are available to this site.

Schools - This property is located in the Frisco Independent School District. FISD does not require any additional property for a school in this area.

Parks – An on-street six foot Hike & Bike Trail has been provided with the development of Meadows of Preston Phase 2 along Hutson Drive.

RECOMMENDATION:

Recommended for approval to rezone Tract 1 and Tract 2 to Single Family-5.